



AGENDA

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time:	March 11, 2014 4:00 PM	Location:	County/City Building City Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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1. Roll call.

Discussion and possible action on the following:

2. Approval of the minutes from the February 11, 2014 Redevelopment Authority meeting.
3. Approval of financial reports, claims, and statements from January 2014.
4. Update on financial accounts.
5. Resolution – Approving the investment policy for the Redevelopment Authority of the City of Stevens Point.
6. Resolution – Applying for a Ready for Reuse grant for environmental cleanup of the property located at 1017 Third Street.
7. Acceptance of funds from the City of Stevens Point to be used as the local match for the Ready for Reuse grant.
8. Transferring the properties known as the Third Street and Strongs Avenue extensions, located between Main Street and Centerpoint Drive from the Redevelopment Authority of the City of Stevens Point to the City of Stevens Point for public right-of-way purposes.
9. Executive Director's update (informational purposes only).
10. Adjourn.

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the Executive Director as soon as possible to ensure that a reasonable accommodation can be made. The Executive Director can be reached by telephone at (715)346-1567, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.



Memo

Michael Ostrowski, Director
Community Development Department
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498
mostrowski@stevenspoint.com

Redevelopment Authority of the City of Stevens Point

To: Redevelopment Authority Board of Commissioners
From: Michael Ostrowski
CC:
Date: 3/3/2014
Re: Agenda Item Summaries for March 11, 2014 Redevelopment Authority Board Meeting

1. Roll call.

Discussion and possible action on the following:

2. Approval of the minutes from the February 11, 2014 Redevelopment Authority meeting.

The Board will need to approve the minutes from the last meeting.

3. Approval of financial reports, claims, and statements from January 2014.

Attached you will find the financial reports, claims, and statements for the month of January 2014. The redacted portion of the document includes the rent payments by the tenants.

4. Update on financial accounts.

At the time of the writing of this report, we are still in the process of closing and setting up new financial accounts. I anticipate having this completed prior to the next meeting. However, as of the date of this report the current balances of our accounts are as follows:

- Edgewater Checking Account: **\$76,778.97**
- Edgewater Security Deposit Account: **\$19,611.35**
- Candlewood Trust Account: **\$11,261.37** (as of January 31, 2014)
- Baird Investment Account: **\$2,036,598.96** (statement ending January 31, 2014)
- HTF Interest Account: **\$22,710.39** (\$12,000.00 is reserved for Habitat for Humanity)

5. Resolution – Approving the investment policy for the Redevelopment Authority of the City of Stevens Point.

Please find attached the investment policy that was approved by the CDA. Since we are a new organization, the RA should review it and approve it as well.

6. Resolution – Applying for a Ready for Reuse grant for environmental cleanup of the property located at 1017 Third Street.

Please see the enclosed resolution, as well as the memo that I wrote to the Finance Committee explaining the grant, as well as the local match component. The RA's request for funding would not exceed \$200,000.00, or a \$256,410.26 total project cost. Therefore, I am looking for approval to apply for such funding after the official transfer of the property takes place, and after we receive more refined estimates of the costs to remediate the property.

7. Acceptance of funds from the City of Stevens Point to be used as the local match for the Ready for Reuse grant.

The Ready for Reuse Grant requires a 22% local match. Please see the attached memo that I wrote to the City of Stevens Point Finance Committee requesting funding for the match. If they, and subsequently, the common council approve of providing the local match, the RA will need to accept the funds. As indicated in the memo, the funds would not be transferred until the project costs have been incurred.

I will provide you an update on the Finance Committee action at the meeting, as their meeting will be on March 10, 2014.

8. Transferring the properties known as the Third Street and Strong's Avenue extensions, located between Main Street and Centerpoint Drive from the Redevelopment Authority of the City of Stevens Point to the City of Stevens Point for public right-of-way purposes.

The properties identified above are owned by the RA. Since these areas are or will be public streets, they should be dedicated as such, and be under the ownership of the City. Before this can occur, the Plan Commission will have to provide a recommendation, along with the approval of the Common Council.

I am seeking approval to go through the transfer process in April 2014.

Please see the attached legal description and maps identifying the properties.

9. Executive Director's update (informational purposes only).
10. Adjourn.



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time:	February 11, 2014 4:00 PM	Location:	County/City Building City Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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Present: Chairperson Halverson, Alderperson R. Stroik, Commissioner Molski, Commissioner Sawyer, Commissioner Dugan.

Excused: Commissioners Adamski and Commissioner Schlice

Also Present: Executive Director Ostrowski, City Attorney Beveridge, and Nate Enwald.

Index

1. Roll call.

Discussion and possible action on the following:

2. Election of a chairperson.
 3. Election of a vice chairperson.
 4. Adoption of bylaws.
 5. Appointment of executive director.
 6. Closure and opening of financial accounts for authority business.
 7. Authorization of signers for accounts.
 8. Edgewater Manor update, and action relating to the needed façade work.
 9. Performing a needs assessment for Edgewater Manor.
 10. Adjourn.
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1. Roll call.

Present: Halverson, Stroik, Molski, Sawyer, and Dugan.

Discussion and possible action on the following:

2. Election of a chairperson.

Alderperson Stroik asked who was absent from the meeting. Director Ostrowski indicated that John Schlice and Paul Adamski were also on the commission.

Aldersperson Stroik nominated Commissioner Halverson and chairperson. With no further candidates, nominations were closed. With only one nomination, Commissioner Halverson was nominated as chairperson.

3. Election of a vice chairperson.

Aldersperson Stroik nominated Commissioner Molski as vice chairperson. Commissioner Molski said she would accept. With no further candidates, nominations were closed. With only one nomination, Commissioner Molski was nominated as vice chairperson.

4. Adoption of bylaws.

Director Ostrowski said the bylaws were very similar to the CDA bylaws. The appropriate statute and ordinance sections have been change. It outlines the officers, the authority, meetings, subcommittees, and the process for amendments.

Aldersperson Stroik asked if this follows the bylaws of our standard committees. Director Ostrowski said it modeled the CDA bylaws.

Aldersperson Stroik asked if the chair and vice chair will be elected every year. Chairperson Halverson said they would serve until the term would be up and if they are not reappointed by the mayor.

Commissioner Molski asked about the terms. Aldersperson Stroik asked if he was serving as an aldersperson. Chairperson Halverson said Commissioner Stroik is serving as an aldermanic representative. Director Ostrowski said the terms are outlined by statutes. When the common council appointed the members, they set the terms.

Aldersperson Stroik said his position would cease if he resigns as aldersperson. Chairperson Halverson asked the city attorney to comment. City Attorney Beveridge said one shall be a member of the local legislative body.

Chairperson Halverson said if you leave as an aldersperson, a new aldersperson would need to be appointed. Chairperson Halverson said he is serving as a citizen member, not the mayor.

City Attorney Beveridge said the statute addresses vacancies.

Motion by Commissioner Stroik to approve the bylaws; seconded by Commissioner Molski.

Roll Call: Yeas – Halverson, Stroik, Molski, Sawyer, Dugan.

Nays - None

Motion carried 5-0.

5. Appointment of executive director.

Chairperson Halverson said historically the director of community development had advised the CDA on all of the redevelopment activities. The executive director of the CDA was the person we would lean on for direction related to the housing authority. However, under the law, the executive director of the CDA was just that. It was previously Jim Hamilton, the Mike Morrissey, and then Director Ostrowski. We then combined the offices of community development with the CDA because of the aggressive redevelopment activities that we undertook at that time. We need to have an executive director for the redevelopment authority. It would be his suggestion that that person be Michael Ostrowski given his background and his technical expertise he has with redevelopment.

Motion by Commissioner Molski to appoint Director Ostrowski as the Executive Director of the Redevelopment Authority of the City of Stevens Point; seconded by Commissioner Dugan. Motion carried 5-0.

6. Closure and opening of financial accounts for authority business.

Executive Director Ostrowski said we currently have three accounts, one at Anchor Bank for the interest off of the housing trust funds, a checking account at Chase Bank, and another at BMO for the security deposits for Edgewater Manor residents. I am looking for approval to close certain accounts and transfer them to Chase and work with the city through payment procedures for claims. However, these would remain separate accounts as we are a separate entity. All bills would be paid similar to a city department. They would come to me and I would sign off on them and then they would be paid through the treasurer's office. They would pay them and then they would be reimbursed from our accounts. We would still maintain separate accounts. We would also do the auditing through the city but have to reimburse for our portion of the expense.

Chairperson Halverson said this makes sense for financial streamlining.

Aldersperson Stroik asked if the city would do the dispensing of the funds through its normal monthly check runs. Executive Director Ostrowski said that was correct and then we would reimburse the city. Aldersperson Stroik said all off the same auditing, signoffs, and claim approvals would be followed. Chairperson Halverson said the claims would come back to this body.

Aldersperson Stroik said they will write and sign the checks. Chairperson Halverson said only procedurally, we would reimburse them.

Commissioner Sawyer asked if there are any laws with respect to bidding or which financial institution that we use. Chairperson Halverson said that we would fall under the bid laws but the financial institution that we go with would be up to us.

Executive Director Ostrowski said he would recommend that we go with Chase because that is where the city has their accounts; they do daily deposit pickups at the city. It would be much easier to use the same financial institution that the city does.

Motion by Aldersperson Stroik to close and reopen financial accounts; seconded by Commissioner Sawyer.

Roll Call: Yeas – Halverson, Stroik, Molski, Sawyer, Dugan.

Nays - None

Motion carried 5-0.

7. Authorization of signers for accounts.

Commissioner Sawyer asked when we authorize the payments. Chairperson Halverson said we typically do it retroactively for standard operating expenses. Commissioner Sawyer asked if this is something we need in the bylaws. Chairperson Halverson said that would be up to the board. Executive Director Ostrowski said that he would bring back expenses that are not budgeted or that are not general operational expenses. The authority is not going to have that many expenses aside from the running of Edgewater Manor, which is run out of Candlewood's trust account. The housing rehab loans that we make are authorized as long as the applicant meets the requirements of the program.

Chairperson Halverson said we should have a signature line for both the executive director and chairperson, before they go to the treasurer's office for payment.

Motion by Commissioner Sawyer to authorize the executive director and chairperson to be the signers, along with the city comptroller / treasurer and city clerk; seconded by Commissioner Dugan. Motion carried 5-0.

8. Edgewater Manor update, and action relating to the needed façade work.

Executive Director Ostrowski gave an update on Edgewater Manor. Candlewood has taken over as the management company for the facility. They have had two new lease signings and the transition has gone fairly smoothly. They have had two meetings with residents, one as a kickoff, and one as a follow up. Candlewood will provide us with a profit and loss report, checkbook register, and tenant list every month. The first month we saw \$11,000 in the positive.

Executive Director Ostrowski said that he put in the packet two reports relating to the façade issue. He also walked through with another contractor, Don Dulak, but they did not issue a formal report. The caulk around the building and windows is starting to let loose, which is letting water inside the façade. This water gets trapped because the weep hole system is not functioning correctly. This then causes the façade to be pushed out with the freezing and thawing of the water. We had hired WJ Higgins to look at the building; their recommendation was that the façade needed to be replaced. As a short term fix, you could fastened the façade to the structure of the building. Another recommendation from Rockwood Home Builders, who were recommended by Candlewood's maintenance, had indicated that repairs are needed, but not to the extent of replacing the entire façade. There are fixes that are estimated at \$500,000, but they would need to do some further analysis of the building. He then went through Don Dulak and Sons and they indicated that there are issues with the façade pulling away, and straightening out of the anchor ties, but the entire façade does not need to be replaced. Executive Director Ostrowski then illustrated what is occurring with the façade and the potential fixes, including recaulking the windows and expansion joints, as well as fixing the flashing. He said that he did get quotes and the window fix is estimated at \$85.00 to about \$200.00 per window. There are over 200 windows. Plus we would have to do the expansion joint system, which costs about \$5.00 to \$15.00 per lineal foot. He indicated that he would like to put out an RFP to get bids.

Motion by Chairperson Halverson to prepare bid documents for the fixing of the façade problem; seconded by Commissioner Molski.

Executive Director Ostrowski asked that a certain dollar amount be authorized if additional technical expertise is needed to prepare the bid documents.

Chairperson Halverson authorized a \$5,000.00 amount, which was confirmed by Commissioner Molski.

Commissioner Sawyer asked if what is proposed is sufficient to ensure the safety of anyone walking around the building. His biggest concern is something falling and someone getting hurt. If we follow the procedure that is on the floor, is there someone who is on the hook for their expertise. Chairperson Halverson said yes, the city engineer who is a PE and the consulting architect. Executive Director Ostrowski said he wanted to be clear, we have a structural engineer who issued their opinion, then another engineer and architect issued their opinion, and then a mason issue his opinion of what they feel is occurring. We would not make the city engineer liable. What he is going to do is write the spec of what we tell them to do. If you want him to hire another structural engineer we could do that, but he does not know how much we would be able to hold them liable.

Executive Director Ostrowski said we may be able to do some measurements right now, and then come back in a year to see if there has been any further shifting. However, he could not guarantee that nothing would ever fall from this building.

Chairperson Halverson said he thinks the best we can do is work with the consulting architect to write the spec. The contractors will probably do a walkthrough of the building to review the situation, and if there was a red flag it could pop up at this point, or after the award of the project. If they notice something, they would bring it to our attention.

Commissioner Dugan said she learned a great deal from the mall project, as she spoke with the contractors. She would hope to be hands on with this project.

Commissioner Sawyer asked if we had the building inspectors look at it. Executive Director Ostrowski said he had both inspectors look at the building and they did not feel the façade would fall off the building.

Motion carried 5-0.

9. Performing a needs assessment for Edgewater Manor.

Executive Director Ostrowski said that when we were looking at keeping or selling Edgewater Manor, we had put together some rough estimates of what we feel needed to be done to the facility. One of the things that we may want to perform is a needs assessment to determine what is exactly needed for this facility; get life expectancies and costs. This would allow us to better prepare and better budget for that facility.

Chairperson Halverson asked to do this concurrently with the façade issue.

Executive Director Ostrowski said we could issue an RFP for these services.

Chairperson Halverson said he thinks we need two needs assessments; one for the literal operation of the building and another for aesthetics of the building.

Motion by Chairperson Halverson to approve the release of a request for proposals for a needs assessment of Edgewater Manor; seconded by Commissioner Molski.

Commissioner Sawyer asked why we own this facility. Chairperson Halverson gave an overview of the history of ownership for the property.

Motion carried 5-0.

10. Adjourn.

Meeting adjourned at 5:04 PM.

2:06 PM
02/04/14
Cash Basis

Edgewater Manor- Profit & Loss

January 2014

	Jan 14
Ordinary Income/Expense	
Income	
A/C Income	124.00
Cable Income	1,633.82
Rental Income	28,054.18
Total Income	29,812.00 ✓
Gross Profit	29,812.00
Expense	
Cable Service	2,604.51
Office Misc	30.00
Management Fees	2,000.00
Repairs	
Building Repairs	7,104.88
Total Repairs	7,104.88
Snow Removal	599.00
Supplies	
Maintenance	845.46
Office	127.48
Total Supplies	972.94
Telephone	197.87
Trash Removal	289.91
Utilities	
Gas and Electric	4,751.52
Total Utilities	4,751.52
Total Expense	18,550.63 ✓
Net Ordinary Income	11,261.37
Net Income	11,261.37 ✓



JPMorgan Chase Bank, N.A.
 P O Box 659754
 San Antonio, TX 78265 - 9754

January 01, 2014 through January 31, 2014

Account Number: [REDACTED]

CUSTOMER SERVICE INFORMATION

Web site: **www.Chase.com**
 Service Center: **1-877-425-8100**
 Deaf and Hard of Hearing: **1-800-242-7383**
 Para Espanol: **1-888-622-4273**
 International Calls: **1-713-262-1679**

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 COMMUNITY DEVELOPMENT AUTHORITY OF THE CI
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 EDGEWATER MANOR
 1300 BRIGGS CT
 STEVENS POINT WI 54481-2839



We will update your Deposit Account Agreement

Effective March 23, 2014, we will be updating your agreement, including:

- How we determine the exchange rate that we use for foreign-currency transactions. See the "Transactions in a Foreign Currency" section.
- How we handle demands for payment by another Chase customer whose item you cashed or deposited with us. See "Our right to charge back deposited or cashed checks."
- That we use the description of Returned Item fee if we decide to pay an item after we initially decide to return it. See "Insufficient funds, Returned Item, and Extended Overdraft fees."
- Why we may block or delay transactions or restrict an account to protect you or us or to comply with legal requirements. See "Restricting your account; blocking or delaying transactions."

All other terms and conditions remain the same. For a copy of your agreement, log on to chase.com or visit a branch. If you have questions, please call us at the telephone number listed on this statement or visit your nearest Chase branch.

CHECKING SUMMARY

Chase Analysis Business Checking

	INSTANCES	AMOUNT
Beginning Balance		\$138,039.49
Electronic Withdrawals	2	- 61,260.52
Ending Balance	2	\$76,778.97

ELECTRONIC WITHDRAWALS

DATE	DESCRIPTION	AMOUNT
01/17	Stevens Point Ho Cash Con 136392810 CCD ID: 1391141163	\$32,201.01
01/17	Stevens Point Ho Cash Con 136392810 CCD ID: 1391141163	29,059.51
Total Electronic Withdrawals		\$61,260.52

Your service charges, fees and earnings credit have been calculated through account analysis.

DAILY ENDING BALANCE

DATE	AMOUNT
01/17	\$76,778.97



STATEMENT

COMMUNITY DEVELOPMENT AUTHORITY
CITY OF STEVENS POINT
SP HOUSING AUTHORITY TRUST ACCOUNT
1515 STRONGS AVE
STEVENS POINT WI 54481

SUMMARY OF YOUR ACTIVITY
STATEMENT DATE JAN 31 14
STATEMENT NUMBER
BEGINNING BALANCE 33675.45
DEPOSIT AMOUNT + 5355.56
WITHDRAWAL AMOUNT - 19092.87
SERVICE CHARGE - 10.00
ENDING BALANCE = 19928.14

DEBITS 2

HOW'S OUR SERVICE?
SHARE YOUR FEEDBACK AT
ANCHORBANK.COM/SURVEY AND
ENTER TO WIN A \$100 VISA GIFT CARD.

Table with columns: BASIC BUSINESS, ACTIVITY BEGINNING, JAN 01 14, WITHDRAWAL, DEPOSITS, BALANCE SUMMARY, and ending balance \$ 19928.14.

SUMMARY OF YOUR DEPOSIT ACCOUNTS

Table with columns: ACCOUNT DESCRIPTION, ACCOUNT NUMBER, ACCOUNT BALANCE, and MATURITY DATE. Shows Basic Business account with balance \$ 19,928.14.

Statement Period: JANUARY 1 - JANUARY 31, 2014

Account Number:

PREMIER CLIENT STATEMENT

ACCOUNT SUMMARY

	<i>This Period</i> <i>January 1, 2014</i>	<i>Year-to-Date</i> <i>January 1, 2014</i>
Total Assets - Beginning Balance	\$2,011,157.27	\$2,011,157.27
Cash Deposits		
Cash Withdrawals	-5,355.56	-5,355.56
Income and Distributions	20,575.62	20,575.62
Other Transactions		
Change in Market Value*	10,221.63	10,221.63
Total Assets - January 31, 2014	\$2,036,598.96	\$2,036,598.96

* Change in Market Value may include assets received in and/or delivered out.

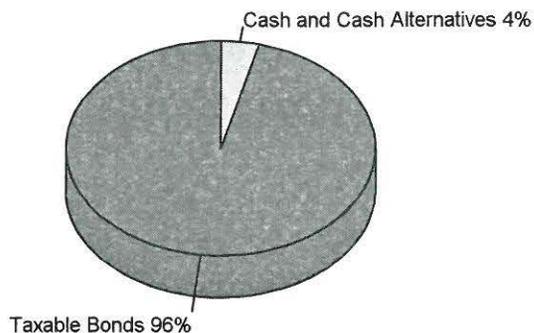
**COMMUNITY FIRST BANK C/A FOR
CITY OF STEVENS POINT
COMMUNITY DEVELOPMENT AUTH
1300 BRIGGS CT
STEVENS POINT WI 54481-2839**

INVESTMENT OBJECTIVE

Income with emphasis on safety

If you have any questions concerning your investment objective, or wish to make a change, please contact your Baird Financial Advisor.

ASSET ALLOCATION



FROM YOUR BAIRD FINANCIAL ADVISOR

The Gsgs Group

Telephone: (715) 261-4800

Office Servicing Your Account

500 First Street Ste 6000
Wausau WI 54403

Current Opportunities

Changing jobs? Retiring soon? There's no cost to consolidate retirement accounts at Baird. We offer a wide range of investment vehicles, and you'll receive fewer statements and tax forms with everything in one place. Talk to your Financial Advisor to get started.

Portfolio Bulletin Board

Contact your Baird Financial Advisor if you are interested in investment alternatives.

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Assets in your Baird account are protected by SIPC up to \$500,000, including \$250,000 for cash claims. Additional amounts are insured through insurance companies. Your balances in the bank deposit account are insured by the FDIC subject to applicable limits. Please see our website or contact your Financial Advisor for details.

Robert W. Baird & Co. Incorporated
777 East Wisconsin Avenue Milwaukee, WI 53202-5391

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www.rwbaird.com

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT**RESOLUTION NUMBER 2014-01****INVESTMENT POLICY**

BE IT RESOLVED by the Board of Commissioners of the Redevelopment Authority of the City of Stevens Point ("RA") hereby adopts the following investment policy:

Purpose:

The objective of the investment policy of the RA is to conform with all applicable federal, state and other legal requirements; to adequately safeguard principal; to provide sufficient liquidity to meet all operating requirements; and to obtain a reasonable rate of return.

Scope:

This investment policy applies to all investments for the RA.

Authority to Manage Funds:

The authority to manage the RA investment program is delegated to the Executive Director. The Executive Director shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials, and their procedures in the absence of the Executive Director. In the event that an investment is made in a revenue bond, both the Chairperson, and the Executive Director must approve. The standard of prudence to be used by investment officials shall be the "prudent person" and/or "prudent investor" standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

Prudent Investor Rule:

The investment officers must invest the RA's assets in accordance with the Prudent Investor Rule. The following is a summary of the highlights of this rule, which should be applied to the investment officers' investment decisions based on the terms and conditions contained in the RA's investment policy statement

- The investment officers are required to invest and manage the RA's assets as a prudent investor would.
- The investment officers must review the RA's existing assets within a reasonable time after becoming the investment officers. The investment officers then, as a prudent investor, must make decisions concerning the retention or disposition of the existing assets.
- The investment officers are required to diversify the investments, unless the officers believes it is not in the best interest of the RA. The investment officers must pursue an investment strategy that includes both the production of income and the safety of capital considering the current and future needs of the RA.

- The investment officers are required to develop an overall investment strategy, which incorporates both risk and return. This standard relates to the RA's entire portfolio, not just to an individual investment held in the portfolio.
- The investment officers' decisions for the investment portfolio are to be judged based on the facts and circumstances existing at the time the decisions were made. These factors would include inflation, economic conditions, expected total return, etc., while also considering that the investment officers should only incur reasonable and appropriate costs.
- The Prudent Investor Rule is a test of conduct and not of the resulting performance of the investment portfolio.

Maturities:

Maturities of individual securities must be in compliance with Section 66.0603 of the Wisconsin Statutes. Under sub. (1m)(a) 1, time deposits may not exceed three (3) years. Additionally, under sub. (1m)(a) 4, debt that is not guaranteed as to principal and interest by the Federal Government or by a commission, board or other instrumentality of the federal government, or a Wisconsin governmental entity, must have a maturity of not more than seven (7) years.

Acceptable Investments:

The portfolio will be invested in accordance with Section 66.0603 of the Wisconsin Statutes governing the investment of public funds. Acceptable investments include the following:

1. State of Wisconsin Local Government Investment Pool.
2. Time deposits in any credit union, bank, savings bank, trust company or savings and loan association which is authorized to transact business in this state if the time deposits mature in not more than 3 years.
3. Bonds or securities issued or guaranteed as to principal and interest by the federal government, or by a commission, board or other instrumentality of the federal government.
4. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of this state.
5. Bonds issued by a local exposition district under subch. II of ch. 229.
6. Bonds issued by a local professional baseball park district created under subch. III of ch. 229.
7. Bonds issued by a local professional football stadium district created under subch. IV of ch. 229.
8. Bonds issued by the University of Wisconsin Hospitals and Clinics Authority.
9. Bonds issued by a local cultural arts district under subch. V of ch. 229.
10. Bonds issued by the Wisconsin Aerospace Authority.
11. Any security which matures or which may be tendered for purchase at the option of the holder within not more than 7 years of the date on which it is acquired, if that security has a rating which is the highest or 2nd highest rating category assigned by Standard & Poor's corporation, Moody's investors service or other similar nationally recognized rating agency or if that security is senior to, or on a parity with, a security of the same issuer which has such a rating.
12. Securities of an open-end management investment company or investment trust, if the investment company or investment trust does not charge a sales load, if the investment company or investment trust is registered under the investment company act of 1940, 15 USC 80a-1 to 80a-64, and if the portfolio of the investment company or investment trust is limited to the following:

- a. Bonds and securities issued by the federal government or a commission, board or other instrumentality of the federal government.
- b. Bonds that are guaranteed as to principal and interest by the federal government or a commission, board or other instrumentality of the federal government.
- c. Repurchase agreements that are fully collateralized by bonds or securities under subd. 5. a. or b.

Investments in revenue bonds require the approval of both the Chairperson and the Executive Director.

Authorized Financial Institutions:

The Board of Commissioners shall approve from time to time, a list of financial institutions and security broker/dealers authorized to provide investment services.

Approved: _____
Andrew J. Halverson, Chairperson

Attest: _____
Michael Ostrowski, Executive Director

Dated: March 11, 2014
Adopted: March 11, 2014

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

RESOLUTION NUMBER 2014-02

WISCONSIN READY FOR REUSE GRANT APPLICATION

A RESOLUTION authorizing the submittal of a grant application for the property located at 1017 Third Street, Stevens Point, WI 54481 by the Executive Director and the subsequent appropriation of Redevelopment Authority of the City of Stevens Point ("RA) funds for a Wisconsin Ready for Reuse Grant.

WHEREAS, RA recognizes that the remediation and redevelopment of brownfields is an important part of protecting Wisconsin's resources; and

WHEREAS, in this action the RA Board of Commissioners has declared its intent to complete the Ready for Reuse Grant activities described in the application if awarded funds; and

WHEREAS, the RA will maintain records documenting all expenditures made during the Ready for Reuse Grant period; and

WHEREAS, the RA will allow employees from the Department of Natural Resources access to inspect the grant site or facility and grant records; and

WHEREAS, the RA will submit a final report to the Department which will accompany the final payment request.

IT IS, THEREFORE RESOLVED THAT:

The RA Board requests funds and assistance available from the Wisconsin Department of Natural Resources under the Ready for Reuse Program and will comply with state rules for the program; and

HEREBY AUTHORIZES the Executive Director to act on the behalf of the RA to: submit an application to the State of Wisconsin for financial aid for Ready for Reuse Grant purposes, sign documents, and take necessary action to undertake, direct, and complete approved grant activities.

Adopted this 11th day of March, 2014

By a vote of: ____ in favor, ____ opposed, and ____ abstain

Approved: _____
Andrew J. Halverson, Chairperson

Attest: _____
Michael Ostrowski, Executive Director



Michael Ostrowski, Director
Community Development Department
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498
mostrowski@stevenspoint.com

Memo

To: Finance Committee
From: Michael Ostrowski
CC: Alderpersons
Date: 3/3/2014
Re: Transferring of funds, not to exceed \$56,410.26, from the City of Stevens Point to the Redevelopment Authority of the City of Stevens Point to be used as the local match portion for the Wisconsin Ready for Reuse Grant Program relating to the environmental cleanup of the property located at 1017 Third Street (former Lullabye Furniture property).

At an upcoming Redevelopment Authority meeting I will be seeking permission to apply for a Wisconsin Department of Natural Resources Ready for Reuse grant for the property located at 1017 Third Street (former Lullabye Furniture property).



In February 2013, the City received a grant to perform phase 1 and phase 2 environment assessments on this property to determine the extent of the contamination. Those assessments are nearly complete and I would like to apply for another grant to assist with cleanup activities. One such grant is the Ready

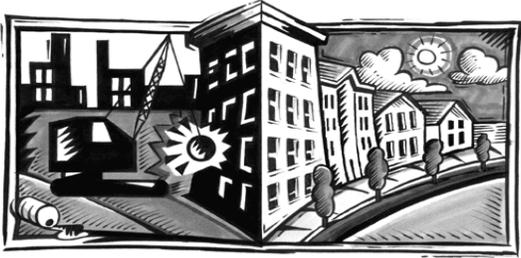
for Reuse Grant. This grant will fund up to 78% of eligible project costs. The maximum amount they (WDNR) will fund is \$200,000. Please see the attached information brochure for the program.

Since the Redevelopment Authority will be the owner of the site, they must be the applicant for the grant. Therefore, in order to meet the minimum match requirement of 22%, I would request that the City transfer an amount not to exceed the lesser of \$56,410.26 or 22% of the eligible project costs to the Redevelopment Authority. Please note, the funds that the City would supply would not actually be transferred until the costs are incurred, however, as part of the application, we need to show that we do have the available match funds in place for the project.

In the past, neither the City of Stevens Point nor the Community Development Authority of the City of Stevens Point were eligible to apply for the funding because they did not meet the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (i.e. Superfund) liability requirements for the site. Since the property will be now transferred to the Redevelopment Authority of the City of Stevens Point, they are now able to meet the requirements, as long as the property is transferred via deed. Therefore, this is a unique opportunity for the City to get this site cleaned up, which will make it more marketable to potential investors. Please note, while cleanup on the site will eliminate a significant amount of the contamination, additional remediation activities may be required at a later date depending on the type and location of the future development.

While we can apply for a maximum of \$200,000 in grant funds, which would mean a \$256,410.26 total cost for the project, initial analysis of the contamination on the site shows that the likely estimated costs will be less. However, I am bringing this before you now requesting the maximum funding so we can apply immediately as soon as the project costs are better refined, as the last time we were applying for such funding for the former mall site, the WDNR ran out of funds.

Please do not hesitate to contact me with any questions.



Wisconsin Ready for Reuse Program Hazardous Substance Loans & Grants

PUB-RR-753

August 2012

Ready for Reuse is a Wisconsin Department of Natural Resources (DNR) program that offers grant and loans to local governments and non-profits to help clean up environmental contamination at brownfields.

The DNR leads this effort through the Wisconsin Brownfields Coalition (WBC), a partnership involving the Department of Commerce and several of Wisconsin's Regional Planning Commissions. The WBC receives funding for this program through U. S. Environmental Protection Agency (EPA) Revolving Loan Fund grants.

Hazardous Substance Funding

Loan and grant funds can be used for eligible costs incurred during the grant or loan agreement period for cleanup of contamination from hazardous substances or hazardous substances commingled with petroleum.

Funds may not be used for expenses that are eligible for reimbursement through the Petroleum Environmental Cleanup Fund Act (PECFA) or the Agricultural Chemical Cleanup Program (ACCP).

The total amount of available hazardous substance funding changes frequently. For current information, check the Ready for Reuse web page at: dnr.wi.gov, search "Ready for Reuse".

Loans

All loans are zero-interest and are for long-term projects. Applicants should give strong consideration to applying for larger loan amounts (e.g. \$250,000 or greater). Loan awards will be limited by available funding.

Grants

The maximum grant amount is \$200,000 per site. Grants will be awarded to projects that can be completed in two years. Grant applicants must own the property.

Financial Requirements

Loan and grant applicants must provide a minimum of 22 percent of the requested funds as a match contribution. Other state or local (but not federal) grants may be used as "match," provided that the grant and loan periods overlap, the grants are for eligible cleanup activities and those activities will be incurred during the same time period.



Wisconsin Department of Natural Resources
P.O. Box 7921, Madison, WI 53707
dnr.wi.gov, search "Brownfields"



Required Criteria

In order to be eligible for hazardous substance funding through the Ready for Reuse Program and receive priority funding, all the following criteria must be met:

- The site must meet the federal definition of an “eligible brownfield site.”**
- Grants: The applicant must be an eligible governmental entity, tribe (or other eligible tribal entity) or an eligible non-profit organization.**
Loans: The applicant must be an eligible governmental entity.
- If applying for a grant, the applicant must own the site.**
- The applicant must have no CERCLA (i.e. Superfund) liability for the site.**
- Cleanup is for hazardous substance contamination only** (or for hazardous substances co-mingled with petroleum products, where the hazardous substances are the main contaminants of concern.)
- The ch. NR 716 Site Investigation, Wis. Admin. Code, for the site is complete, and has been at least submitted to the DNR, if not approved.**
- The applicant has secured financing in place to complete the cleanup and redevelopment.**
- A municipal resolution authorizing the governmental entity to apply for and receive Ready for Reuse funding has been passed (not applicable to non-profits).**
- A borrower or grantee is prepared and able to complete quarterly tracking forms for the Ready for Reuse Program, in order to meet federal and state reporting requirements.**

Eligible Sites

The site must meet the federal definition of an eligible brownfield, which is “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” For more information on sites that need property-specific determinations, or sites that are never eligible for brownfields funding, visit Ready for Reuse web pages.

Eligible Applicants

Grants

The following entities are eligible to apply for Reuse for Reuse grants:

- general purpose unit of local government, including the following:
 - county, city, town, or village;
 - redevelopment authority under s. 66.1333, Wis. Stats.;
 - community development authority under s. 66.1335, Wis. Stats.;
 - housing authority under s. 66.1201, Wis. Stats.; and

- any local public authority (including any public and Indian housing agency under the United States Housing Act of 1937), school district, special district, intrastate district, council of governments (whether or not incorporated as a nonprofit corporation under State law), any other regional or interstate government entity, or any agency or instrumentality of a local government;
- tribe, or other eligible tribal entity under 40 CFR 31.3; and
- non-profit organization (for the purposes of the brownfields grant program, the term “nonprofit organization” means any corporation, trust, association, cooperative, or other organization that is operated mainly for scientific, educational, service, charitable, or similar purpose in the public interest; is not organized primarily for profit; and uses net proceeds to maintain, improve, or expand the operation of the organization; nonprofit organizations exempt from taxation under Section 501(c)(4) of the Internal Revenue Code that lobby are not eligible for EPA grant funding).

Loans

Only a “municipality,” as defined in s. 67.01(5), Wis. Stats., may apply for a Ready for Reuse loan.

Municipal Obligations for Loans

In order to be approved for a Ready for Reuse loan, a municipality must agree to issue an obligation authorized under one of the following provisions of Chapter 67 of the Wisconsin Statutes as security for the Ready for Reuse loan:

1. **A general obligation Promissory Note issued under s. 67.12.(12), Wis. Stats.**
2. **A Note Anticipation Note issued under s.67.12(1)(b)2, Wis. Stats.** which provides as follows:
 - Any municipality may issue municipal obligations in anticipation of receiving proceeds from brownfields revolving loan program loans or grants under the program described in s. 292.72 if the municipality has received written notification from the department of natural resources that the department intends to distribute such proceeds to the municipality. The obligation shall be repaid within 10 years after the original date of the obligation, except that the obligation may be refunded one or more times. Any refundings shall be repaid within 20 years after the original date of the original obligation.
3. **Any other municipal obligation authorized under ch. 67, Wis. Stats.**

Applicant Liability

The applicant cannot have liability under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). For more information about CERCLA liability defenses, visit the Ready for Reuse Program web pages at dnr.wi.gov, search “Ready for Reuse”.

- The applicant may not have caused the contamination; and
- The applicant must demonstrate that they have no CERCLA (i.e. Superfund) liability by making one or more of the following defenses.

- **Bona Fide Prospective Purchaser Defense (BFPP)** – for property acquired after January 11, 2002, where proper environmental due diligence was conducted in accordance with the All Appropriate Inquiry (AAI) standard in effect at the time; there is no affiliation with the liable party; and the specified continuing obligations (e.g., compliance with a land use control) are met. See the following two RR Program web pages for additional information:
 - **BFPP:** [dnr.wi.gov, search “BFPP”](http://dnr.wi.gov,search%20BFPP); and
 - **AAI:** [dnr.wi.gov, search “All Appropriate Inquiry”](http://dnr.wi.gov,search%20All%20Appropriate%20Inquiry).
- **Involuntary Acquisition or Transfer Defense** – for property involuntarily acquired by or transferred to a governmental agency, such as through tax delinquency, escheat, foreclosure, abandonment, condemnation, or slum clearance or blight determinations. This defense is generally available only to governmental entities. See the following RR Program web page for more information:
 - **Liability Tools for Local Governments:**
[dnr.wi.gov, search “Local Government Brownfields”](http://dnr.wi.gov,search%20Local%20Government%20Brownfields).
- **Standard Practice for Due Diligence** – for property acquired prior to January 11, 2002. This defense is used when the applicant can demonstrate that the level of environmental due diligence conducted prior to acquisition was “standard practice” at that time. The standard for sites purchased in the last several years is a Phase 1 Environmental Site Assessment conducted in accordance with American Society for Testing and Materials (ASTM) guideline that was in effect at the time the assessment was conducted.

Eligible Activities

The following eligible costs can be paid for only during the DNR-approved loan or grant period.

- **Cleanup actions.** Includes actions associated with removing, mitigating or preventing the release or threat of a release of a hazardous substance, pollutant, contaminant or controlled substance into the environment (e.g. air, land or water).
- **Preparation/Finalization of the Remedial Action Plan.**
- **Demolition or Site Preparation.** Only if necessary to implement a remedial action plan (RAP), and only if the demolition is required to access contaminated soils beneath a structure. Demolition must be pre-approved by the DNR and EPA.
- **Asbestos Abatement or Lead Mitigation Costs.** Only if a necessary component of a pre-approved demolition.
- **Short-term Site Monitoring.** Includes reasonable and necessary sampling and analysis during the cleanup process and determining the final effectiveness of the cleanup.
- **Environmental Consulting Fees.** Includes only those fees necessary to implement the cleanup.
- **Public Participation Costs.** Includes any costs associated with meeting community involvement requirements, worker health and safety activities and interagency coordination.
- **DNR Fees.** Includes fees for the review of cleanup plans and activities, including fees for the Voluntary Party Liability Exemption (VPLE), under chs. NR 749 or 750, Wis. Admin. Code.

Ineligible Activities

- Site Investigation and Phase I or II environmental assessments.
- Cleanup of petroleum contamination (unless commingled with hazardous substances).
- Demolition (and associated asbestos abatement or removal) that is not necessary to access the contaminated area in order to conduct the cleanup activities.
- Administrative costs, such as appraisal costs, meals, meeting costs, application costs and contingencies.
- Acquisition or relocation costs.
- Development costs that are not remedial activities.
- Public improvements or infrastructure costs.
- Expenses imposed by other regulatory programs (e.g. site erosion control plans, stormwater management, etc.) that are not related to the cleanup.
- Cost of compliance with any federal law, excluding compliance with laws applicable to the cleanup.
- Legal fees.

Please Note: All eligible activities must be conducted in a time period starting *AFTER* the recipient signs a financial agreement with DNR. DNR may not pay for or reimburse a grant or loan recipient for eligible activities expended prior to the signing of this agreement and receiving official approval. In certain situations, DNR and EPA may give pre-authorization for certain activities to take place. Work closely with the DNR on the timing of any project-related activities.

Applications

There is no deadline to apply for Ready for Reuse funding. However, it is highly recommended that you meet with DNR staff prior to submitting an application for funding. Contact Bob Strous (608-266-2699, robert.strousjr@wisconsin.gov) to discuss your project.

Please Note: There are separate applications for hazardous and petroleum cleanup funding. Make sure you use the correct application.

- Ready for Reuse - [Hazardous Substance Loan and Grant Application \(Form 4400-238\)](#), or
- Ready for Reuse - [Petroleum Loan and Grant Application \(Form 4400-239\)](#).

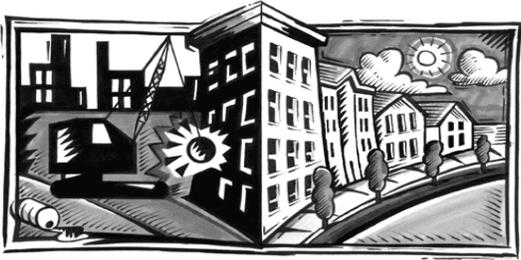
Contact Information

Contact Bob Strous at 608-266-2699 or robert.strousjr@wisconsin.gov with any questions about the Ready for Reuse program.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions.

The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240.

This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



Wisconsin Ready for Reuse Program Petroleum Loans & Grants

PUB-RR-867

June 2012

Ready for Reuse is a Wisconsin Department of Natural Resources (DNR) program that offers grant and loans to local governments and non-profits to help clean up environmental contamination at brownfields.

The DNR leads this effort through the Wisconsin Brownfields Coalition (WBC), a partnership involving the Department of Commerce and several of Wisconsin's Regional Planning Commissions. The WBC receives funding for this program through U. S. Environmental Protection Agency (EPA) Revolving Loan Fund grants.

Petroleum Funding

Loan and grant funds can be used for eligible costs incurred during the grant or loan agreement period for cleanup of contamination from petroleum or petroleum products commingled with hazardous substance.

Funds may not be used for expenses that are eligible for reimbursement through the Petroleum Environmental Cleanup Fund Act (PECFA) or the Agricultural Chemical Cleanup Program (ACCP).

The total amount of available petroleum funding changes frequently. For current information, check the Ready for Reuse web page at: dnr.wi.gov, search: [Ready for Reuse](#).

Loans

All loans are zero-interest and are for long-term projects. Applicants should give strong consideration to applying for larger loan amounts (e.g. \$250,000 or greater). Loan awards will be limited by available funding.

Grants

The maximum grant amount is \$200,000 per site. Grants will be awarded to projects that can be completed in two years. Grant applicants must own the property.

Financial Requirements

Loan and grant applicants must provide a minimum of 22 percent of the requested funds as a match contribution. Other state or local (but not federal) grants may be used as "match," provided that the grant and loan periods overlap, the grants are for eligible cleanup activities and those activities will be incurred during the same time period.



Required Criteria

In order to be eligible for petroleum funding through the Ready for Reuse Program and receive priority funding, all the following criteria must be met:

- The site must meet the federal definition of an “eligible brownfield site.”** The project “site” may be made up of separate legal properties, or part of one property. See the Ready for Reuse web site for additional information.
- Grants: The applicant must be an eligible governmental entity, tribe (or other eligible tribal entity) or an eligible non-profit organization. Loans: The applicant must be an eligible governmental entity.**
- If applying for a grant, the applicant must own the site.**
- The applicant must not have caused the contamination on the site, and must meet the applicability liability criteria on page 3 of this fact sheet.**
- Cleanup is for petroleum contamination only** (or for petroleum products co-mingled with hazardous substances, where the petroleum products are the main contaminants of concern.)
- The ch. NR 716 Site Investigation, Wis. Admin., Code, for the site is complete, and has been at least submitted to the DNR.** Higher preference is given to those that DNR has approved.
- The applicant has secured financing in place to complete the cleanup and redevelopment.**
- A municipal resolution authorizing the governmental entity to apply for and receive Ready for Reuse funding has been passed (not applicable to non-profits).**
- A borrower or grantee is prepared and able to complete quarterly tracking forms for the Ready for Reuse Program, in order to meet federal and state reporting requirements.**

Eligible Sites

The site must meet the federal definition of an eligible brownfield, which is “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” For more information on sites that need property-specific determinations, or sites that are never eligible for brownfields funding, visit Ready for Reuse web pages.

Eligible Applicants

Grants

The following entities are eligible to apply for Reuse for Reuse grants:

- general purpose unit of local government, including the following:
 - county, city, town, or village;
 - redevelopment authority under s. 66.1333, Wis. Stats.;

- community development authority under s. 66.1335, Wis. Stats.;
- housing authority under s. 66.1201, Wis. Stats.; and
- any local public authority (including any public and Indian housing agency under the United States Housing Act of 1937), school district, special district, intrastate district, council of governments (whether or not incorporated as a nonprofit corporation under State law), any other regional or interstate government entity, or any agency or instrumentality of a local government;
- tribe, or other eligible tribal entity under 40 CFR 31.3; and
- non-profit organization (for the purposes of the brownfields grant program, the term “nonprofit organization” means any corporation, trust, association, cooperative, or other organization that is operated mainly for scientific, educational, service, charitable, or similar purpose in the public interest; is not organized primarily for profit; and uses net proceeds to maintain, improve, or expand the operation of the organization; nonprofit organizations exempt from taxation under Section 501(c)(4) of the Internal Revenue Code that lobby are not eligible for EPA grant funding).

Loans

Only a “municipality,” as defined in s. 67.01(5), Wis. Stats., may apply for a Ready for Reuse loan.

Municipal Obligations for Loans

In order to be approved for a Ready for Reuse loan, a municipality must agree to issue an obligation authorized under one of the following provisions of Chapter 67 of the Wisconsin Statutes as security for the Ready for Reuse loan:

1. **A general obligation Promissory Note issued under s. 67.12.(12), Wis. Stats.**
2. **A Note Anticipation Note issued under s.67.12(1)(b)2, Wis. Stats.** which provides as follows:
 - Any municipality may issue municipal obligations in anticipation of receiving proceeds from brownfields revolving loan program loans or grants under the program described in s. 292.72 if the municipality has received written notification from the department of natural resources that the department intends to distribute such proceeds to the municipality. The obligation shall be repaid within 10 years after the original date of the obligation, except that the obligation may be refunded one or more times. Any refundings shall be repaid within 20 years after the original date of the original obligation.
3. **Any other municipal obligation authorized under ch. 67, Wis. Stats.**

Applicant Liability

- The grant or loan recipient must not have contributed to contamination,
- There must be no persons responsible for the contamination that are both subject to an environmental enforcement action and able to pay for the cleanup.
- There must be no federal enforcement action under the Resource Conservation & Recovery Act (RCRA), obligation under the federal Oil Pollution Act (OPA), or use of federal leaking underground storage tank (LUST) funds at the site. (The DNR can help make this determination.)

Eligible Activities

The following eligible costs can be paid for only during the DNR-approved loan or grant period.

- **Cleanup actions.** Includes actions associated with removing, mitigating or preventing the release or threat of a release of a hazardous substance, pollutant, contaminant or controlled substance into the environment (e.g. air, land or water).
- **Preparation/Finalization of the Remedial Action Plan.**
- **Demolition or Site Preparation.** Only if necessary to implement a remedial action plan (RAP), and only if the demolition is required to access contaminated soils beneath a structure. Demolition must be pre-approved by the DNR and EPA.
- **Asbestos Abatement or Lead Mitigation Costs.** Only if a necessary component of a pre-approved demolition.
- **Short-term Site Monitoring.** Includes reasonable and necessary sampling and analysis during the cleanup process and determining the final effectiveness of the cleanup.
- **Environmental Consulting Fees.** Includes only those fees necessary to implement the cleanup.
- **Public Participation Costs.** Includes any costs associated with meeting community involvement requirements, worker health and safety activities and interagency coordination.
- **DNR Fees.** Includes fees for the review of cleanup plans and activities, including fees for the Voluntary Party Liability Exemption (VPLE), under chs. NR 749 or 750, Wis. Admin. Code.

Ineligible Activities

- Site Investigation and Phase I or II environmental assessments.
- Cleanup of hazardous substance contamination (unless commingled with petroleum products).
- Demolition (and associated asbestos abatement or removal) that is not necessary to access the contaminated area in order to conduct the cleanup activities.
- Administrative costs, such as appraisal costs, meals, meeting costs, application costs and contingencies.
- Acquisition or relocation costs.
- Development costs that are not remedial activities.
- Public improvements or infrastructure costs.
- Expenses imposed by other regulatory programs (e.g. site erosion control plans, stormwater management, etc.) that are not related to the cleanup.
- Cost of compliance with any federal law, excluding compliance with laws applicable to the cleanup.
- Legal fees.

Please Note: All eligible activities must be conducted in a time period starting AFTER the recipient signs a financial agreement with DNR. DNR may not pay for or reimburse a grant or loan recipient for eligible activities expended prior to the signing of this agreement and receiving official approval. In certain situations, DNR and EPA may give pre-authorization for certain activities to take place. Work closely with the DNR on the timing of any project-related activities.

Applications

There is no deadline to apply for Ready for Reuse funding. However, it is highly recommended that you meet with DNR staff prior to submitting an application for funding. Contact Bob Strous (608-266-2699, robert.strousjr@wisconsin.gov) to discuss your project.

Please Note: There are separate applications for hazardous and petroleum cleanup funding. Make sure you use the correct application.

- Ready for Reuse - Hazardous Substance Loan and Grant Application (Form 4400-238), or
- Ready for Reuse - Petroleum Loan and Grant Application (Form 4400-239).

Contact Information

Contact Bob Strous at 608-266-2699 or robert.strousjr@wisconsin.gov with any questions about the Ready for Reuse program.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions.

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This publication is available in alternative format upon request. Please call 608-267-3543 for more information.

Third Street

A 50 foot wide street from its intersection with Main Street to its intersection with CenterPoint Drive more particularly described as follows and depicted on attached Exhibit "A":

Said street being all of vacated Third Street document number 378930, and all of Third Street (aka Third Court) of Valentine Brown's Addition to the City of Stevens Point, located in the Northeast Quarter of the Northwest Quarter of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin described as follows:

Commencing at the north quarter corner of said Section 32; thence South 89 degrees 52 minutes 42 seconds West along the north line of said Northeast Quarter of the Northwest Quarter 1,165.33 feet; thence South 00 degrees 07 minutes 18 seconds East 584.24 feet to the southeast corner of said Third Street and CenterPoint Drive, and the point of beginning; thence South 01 degree 16 minutes 05 seconds West along the east right-of-way line of said Third Street 564.33 feet to the northeast corner of said Third Street and Main Street; thence North 89 degrees 47 minutes 18 seconds West 50.01 feet to the northwest corner thereof; thence North 01 degree 16 minutes 05 seconds East along the west right-of-way line of said Third Street 564.70 feet to the southwest corner of said Third Street and CenterPoint Drive; thence South 89 degrees 21 minutes 54 seconds East 49.98 feet the southeast corner thereof, and the point of beginning and there terminating.

Strongs Avenue

A 60 foot wide street from its intersection with Main Street to its intersection with CenterPoint Drive more particularly described as follows and depicted on attached Exhibit "B":

Said street being part of Lots 10, 11, 12, 13, 14, and 15 of Block 29, and part of Lots 10, 11, 16, and 17 of Block 32, and part of vacated College Avenue document number 380289 of Valentine Brown's Addition to the City of Stevens Point, located in the Northeast Quarter of the Northwest Quarter of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin described as follows:

Commencing at the north quarter corner of said Section 32; thence South 89 degrees 52 minutes 42 seconds West along the north line of said Northeast Quarter of the Northwest Quarter 682.24 feet; thence South 00 degrees 07 minutes 18 seconds East 599.18 feet to the south right of way line of CenterPoint Drive and the point of beginning; thence South 45 degrees 18 minutes 49 seconds West 21.23 feet to the northerly extension of the west property line of lands recorded with the Portage County Register of Deeds as Document Number 690352 also being the outside exterior surface of the building wall (herein referred to as the building wall); thence South 00 degrees 21 minutes 05 seconds West along said building wall 287.97 feet; thence South 46 degrees 52 minutes 05 seconds East along said building wall 9.68 feet; thence South 89 degrees 37 minutes 33 seconds East along said building wall 79.59 feet; thence South 00 degrees 26 minutes 06 seconds West 242.35 feet to the north right of way line of Main Street; thence North 89 degrees 47 minutes 18 seconds West along said north right of way line 60.00 feet; thence North 00 degrees 26 minutes 06 seconds East 182.52 feet to a line 60.00 feet south of and parallel with said building wall; thence North 89 degrees 37 minutes 33 seconds West along said parallel line 86.61 feet to the southerly extension of a line 60.00 feet west of and parallel with said building wall; thence North 00 degrees 21 minutes 05 seconds East along said parallel line 354.41 feet; thence North 44 degrees 41 minutes 55 seconds West 21.25 feet to the south right of way line of said CenterPoint Drive; thence South 89 degrees 43 minutes 27 seconds East along said south right of way line 90.04 feet to the point of beginning and there terminating.

EXHIBIT "A"
THIRD STREET

GOV'T LOT 1

NE-NW
SECTION 32, T24N, R8E

GOV'T LOT 2

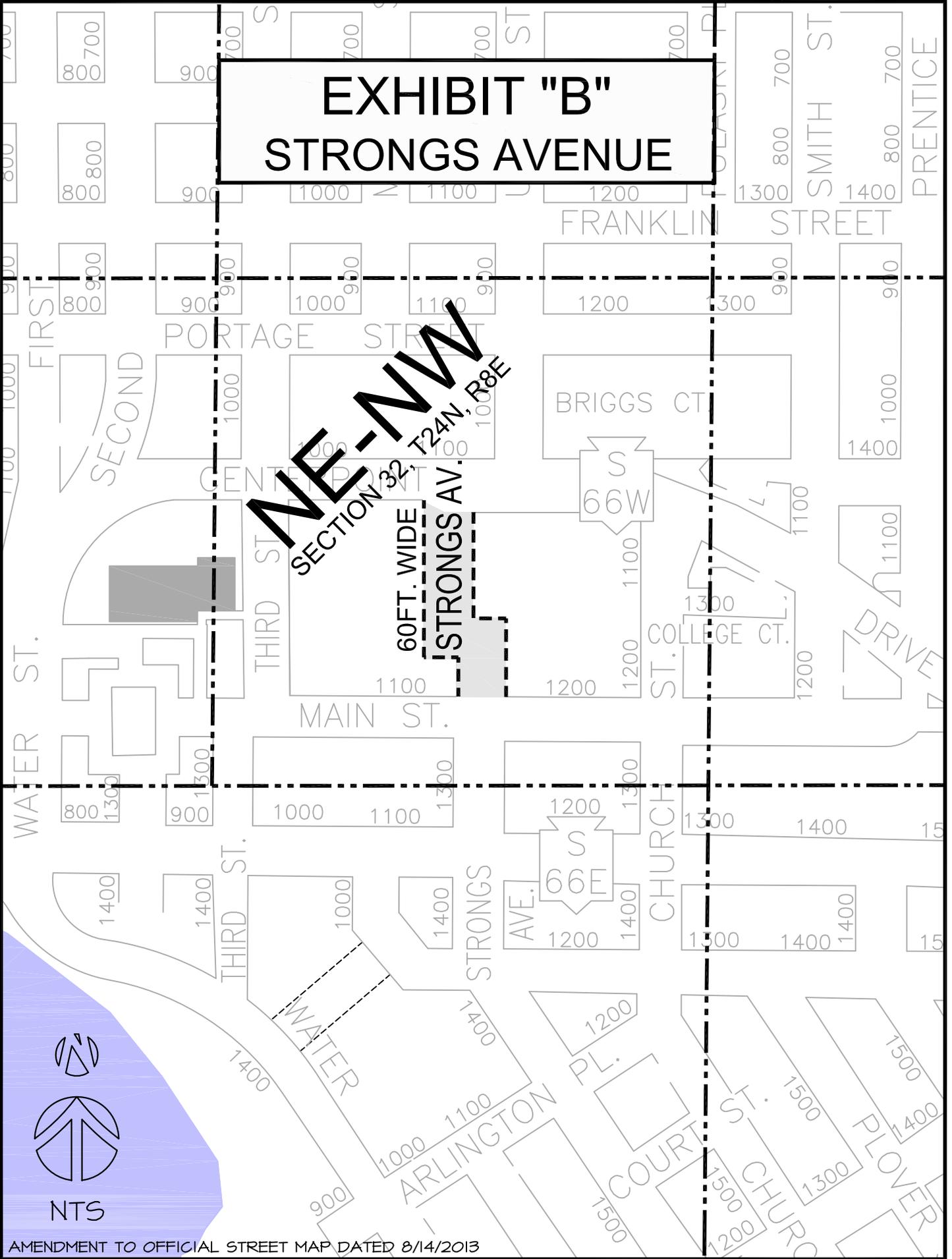
THIRD ST.
50 FT. WIDE



EXHIBIT "B" STRONGS AVENUE

NE-NW
SECTION 32, T24N, R8E

60 FT. WIDE
STRONGS AV.



1:CTYMAPS\07-30-2013\1:CTYMAP.dwg